157405

RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Deborah Williams

GRANTEE(s)
The Secretary of Housing and Urban Development, his/her successors and/or assigns

This Instrument Prepared By:
Robert M. Wilson, Jr.
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20110009854 DEEDTRS
Recvd: 02/16/11 13:22 10 pgs
Fees:52.00 Taxes:0.00
20110216-0013281

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 24, 2006 and recorded April 18, 2006, as Instrument No. 20060418-0043785 in the Register's Office of Davidson County, Tennessee, Deborah Williams and Laticha Kimble conveyed to First Title Corp., 1161 Murfreesboro Rd. #324, Nashville, TN 37217-2261, as Trustee for Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for New Freedom Mortgage Corporation and New Freedom Mortgage Corporations successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and.

WHEREAS, the holder of the debt secured has appointed **SHELLIE WALLACE** as Successor Trustee and **MATTHEW SMITH** as Co-Trustee by instrument of record recorded on June 25, 2010 as Instrument No. 201006250049866 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on June 18, 2010 and was advertised a total of three times, prior to actual sale date; announcing the scheduled sale date of July 28, 2010; and on said date the sale was announced to be postponed to August 25, 2010

WHEREAS, pursuant to said advertisement and notice, on August 25, 2010 at the The Sommet Center in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Wells Fargo Bank, NA, at and for the sum of $138,714.58, that being the highest and best bid offered; and

WHEREAS, the said Wells Fargo Bank, NA has assigned its interest in said property to The Secretary of Housing and Urban Development, his/her successors and/or assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank, NA of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Successor Trustee does hereby grant, bargain, sell, and convey to The Secretary of Housing and Urban Development, his/her successors and/or assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 104 on the Plat of Section 1B, Chesney Glen, of record in Book 9700, Page 289, Register's Office for said county. To which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Deborah Williams by Warranty Deed recorded April 30, 2002 , as Instrument No. 20020430-0052792, Register's Office for Davidson County, Tennessee.
>
> Commonly known as: 4281 Chesney Glen Drive, Hermitage, Tennessee 37076-4431.
>
> Tax Parcel No.: 087010A05300CO

The above-described property is conveyed subject to the rights of the United States of America to redeem the property as provided for in 26 U.S.C. §7425(d)(1).

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto The Secretary of Housing and Urban Development, his/her successors and/or assigns.

IN WITNESS WHEREOF, the said Successor Trustee has hereunto set his or her hand and seal this 25th day of August, 2010.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 25 day of Aug, 10.

Notary Public

My Commission Expires:

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $138,714.58, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

Shellie Wallace
Successor Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, as Successor Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in AR this 25 day of Aug, 10.

Notary Public

My Commission Expires:

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
U.S. Department of Housing and Urban Development
c/o Pyramid Real Estate Services
616 Marriott Drive, Suite 300
Nashville, Tennessee 37214

FHA No. 483-3633989

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared Shellie Wallace, who after being duly sworn, deposed and stated:

1. I am the Successor Trustee with a certain deed of trust, dated March 24, 2006, recorded April 18, 2006, as Instrument No. 20060418-0043785 in the Register's Office of Davidson County, Tennessee, executed by Deborah Williams in favor of Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for New Freedom Mortgage Corporation and New Freedom Mortgage Corporations successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems, Inc., as a separate corporation that is acting solely as a nominee for New Freedom Mortgage Corporation and New Freedom Mortgage Corporations successors and assigns.

2. Wells Fargo Bank, NA is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 25th day of AUG, 2010.

S Wallace

Shellie Wallace

Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Shellie Wallace, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Successor Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 25 day of Aug, 10.

Notary Public

My Commission Expires: _____

MISTY M. SOBANSKI
Notary Public-Arkansas
Faulkner County
My Commission Expires 06-03-2015

FHA No. 483-3633989
DServiceMembersAffidavitTN_mokere_100825_1606

Request for Military Status - Microsoft Internet Explorer provided by Associates Computer Services

Certificate Error | Bing

File Edit View Favorites Tools Help

Favorites | Request for Military Status | Page Safety Tools

Department of Defense Manpower Data Center

May-24-2010 10:36:00

Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
WILLIAMS	DEBORAH	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that

Done | Internet | 100%

7-28

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

June 14, 2010

INTERNAL REVENUE SERVICE
Attention: Mr. Kelly
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

RE: Deborah Williams and Laticha Kimble
4281 Chesney Glen Drive
Hermitage, Tennessee 37076-4431
Loan No. 0201110954 / W&A No. 717-157405
FHA No. 483-3633989

Dear Mr. Kelly:

By this certified letter, notice is hereby given pursuant to 26 U.S.C. §7425(b) of a foreclosure of a deed of trust superior to a federal tax lien filed against the Defendant, Steven Williams and Deborah Williams, said lien being more particularly described in the enclosed sale notice. In addition, the following information is provided in regard to the above-referenced non-judicial foreclosure sale:

1. William Gearhart
Wells Fargo Bank, N.A.
3476 Stateview
Fort Mill, SC 29715

2. A copy of the federal tax lien(s);

3. A copy of the property description and title opinion;

4. Sale date and location: July 28, 2010 at 10:00 A.M. at the The Sommet Center in Nashville, Tennessee; and

5. The principal balance due is $129,204.98; and the approximate legal fees and costs are $2,500.00.

RECEIVED
2010 JUN 17 AM 6:49
INTERNAL REVENUE SERVICE
TECHNICAL SERVICES
NASHVILLE, TN

Thank you for your consideration and attention to this matter. Should you have any questions, please contact me at (501) 219-9388 (or facsimile at (501) 219-9458)).

Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Matthew Smith

Enclosures

cc w/enc:
William Gearhart

CtoIRS_rsmith_100614_1022

WILSON & ASSOCIATES, P.L.L.C.
Attorneys at Law – Arkansas and Tennessee
1521 Merrill Drive, Suite D-220
Little Rock AR 72211
501-219-9388; Fax: 501-219-9458
Internet: www.wilson-assoc.com

June 14, 2010

INTERNAL REVENUE SERVICE
Attention: Mr. Kelly
801 Broadway, **MDP 53**
Nashville, Tennessee 37203

91 7108 2133 3938 3890 5566

RE: Deborah Williams and Laticha Kimble
4281 Chesney Glen Drive
Hermitage, Tennessee 37076-4431
Loan No. 0201110954 / W&A No. 717-157405
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Sincerely,

WILSON & ASSOCIATES, P.L.L.C.

Matthew Smith

Enclosures

cc w/enc:
William Gearhart

CtoIRS_rsmith_100614_1022

Form 668 (Y) (c)
(Rev. October 1999)

1916

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

District	Serial Number
SMALL BUSINESS/SELF EMPLOYED AREA #8 (800) 829-3903	620166799

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Davidson County LIENFTL
Recvd: 08/03/01 17:05 1pgs
Fees:12.00 Taxes:0.00
[redacted]
20010803-0083320

Name of Taxpayer: STEVEN & DEBORAH J WILLIAMS

Residence: 4705 KENSINGTON DR
OLD HICKORY, TN 37138-1585

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/1999	[redacted]-2973	12/04/2000	01/03/2011	23869.09

Place of Filing:
Register of Deeds
Davidson County
Nashville, TN 37201

Total: $ 23869.09

This notice was prepared and signed at Nashville, TN, on this,

the 30th day of July, 2001

Signature: for G ACKERLY [illegible]

Title: ACS
(800) 829-3903

62-01-

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971-2 C.B. 400)

PART 1 - KEPT BY RECORDING OFFICE

Form 668 (Y) (c) (Rev. 10-99)
CAT. NO. 60025X